

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Broadway Road, 500' W of  
Meylston Road  
(1314 Broadway Road)  
8th Election District  
3rd Councilmanic District

Mary S. Krause and Karol L.  
Warnock - Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-205-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1314 Broadway Road, located in the vicinity of Falls Road at Padonia Road in Lutherville. The Petition was filed by the owners of the property, Mary S. Krause and Karol L. Warnock. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 50 feet for a proposed two-story garage/master bedroom addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

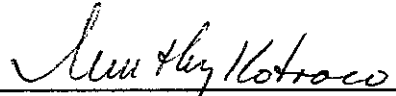
12/3/95  
Jep

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of December, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 50 feet for a proposed two-story garage/master bedroom addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 13, 1995

Ms. Mary S. Krause  
Ms. Karol L. Warnock  
1314 Broadway Road  
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Broadway Road, 500' W of Meylston Road  
(1314 Broadway Road)  
8th Election District - 3rd Councilmanic District  
Mary S. Krause and Karol L. Warnock - Petitioners  
Case No. 96-205-A

Dear Ms. Krause and Ms. Warnock:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



# Petition for Administrative Variance

96-205-A

## to the Zoning Commissioner of Baltimore County

for the property located at 1314 Broadway Road, Lutherville, MD 21093  
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B3 To Permit A side yard setback of 12 Ft. (For A proposed Addition to AN Existing Dwelling) in Lieu of the Required 50 Ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Mary S. Krause  
(Type or Print Name)

Signature

Signature

Address

Karol L. Warnock  
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

1314 Broadway Road 252-1573  
Address Phone No.

Signature

Lutherville, Maryland 21093  
City State Zipcode

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1314 Broadway Road  
address  
Lutherville, Maryland 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Karol Lynn Warnock  
(signature)  
KAROL LYNN WARNOCK  
(type or print name)



Mary S. Krause  
(signature)  
MARY S. KRAUSE  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KAROL LYNN WARNOCK and MARY S. KRAUSE

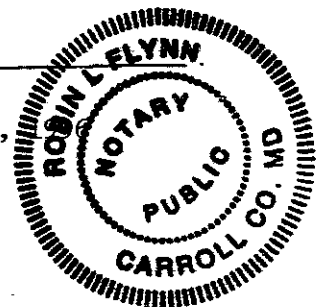
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

November 1, 1995  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: January 23,



unrecorded

## ZONING ATTACHMENT. 96-205-A

1. This is only Location that is available to make master Bed addition in same Location. AS THIS IS A BEDROOM ENLARGEMENT, AND GARAGE/REC. AREA TO ALLOW MORE LIVING SPACE.
2. This is mother's house, Her daughter is moving in to help take care of great grandmother.
3. THE EXISTING SEPTIC AREA LIMITS EXPANSION IN THE REAR.

C.D.S.

# ZONING DESCRIPTION

96-205-A

for  
1314 BROADWAY ROAD  
8th election district Baltimore County, MD.

Beginning at a point in the centerline side of Broadway Road  
at a distance of 500 feet westerly from the centerline of Meylston  
Road. thence binding on the deed lines as recorded among the land  
records of Baltimore County in liber 10558 folio 296 ,

- 1] northerly 259 feet, more or less
- 2] easterly 13.17 feet, more or less
- 3] north 48 degrees 23 minutes 15 seconds west 214 feet, more or less
- 4] south 1 degree 30 minutes 00 seconds east 432.34 feet
- 5] north 85 degrees 01 minutes 00 seconds east 163.03 feet, more or  
less to the place of beginning, containing 1 2 acres or 52.272 sq. ft.  
of land. more or less.

The improvements thereon being known as no 1314 Broadway  
Road and located in the 8th Election District and the 3rd Councilmanic  
District.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-705

District: rd Date of Posting: 11/27/95

Posted for: Varonice

Petitioner: Mary S. Davis & Noel A. Warnock

Location of property: 1314 Broadway Rd.

Location of Sign: Facing roadway on property beside Zoning

Remarks: \_\_\_\_\_

Posted by: M. M. M. M. Date of return: 12/1/95

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

c 1 37JLL  
000075

DATE 11/16/95 ACCOUNT R0016150

96-205-A

AMOUNT \$ 85.00

RECEIVED  
FROM:

SAUTER

1314 BROADWAY RD ~~FOR~~ OWNERS: KRAUSE, WARNOCK

FOR:

IRV FILING

1516N 11-13-95 11-13-95

11-13-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 211

Petitioner: MARY KRAUSE + KAROL WANNOCK

Location: 1314 BROADWAY RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KAROL WANNOCK

ADDRESS: 1314 BROADWAY RD  
Lutherville, MD 21093

PHONE NUMBER: 252-1573

AJ:ggs

(Revised 04/09/93)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-205-A (Item 211)  
1314 Broadway Road  
N/S Broadway Road, 500' +/-W of Meylston Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Mary S. Krause & Karol L. Warnock

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Mary S. Krause & Karol L. Warnock



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 4, 1995

Mary S. Krause  
Karol L. Warnock  
1314 Broadway Road  
Lutherville, Maryland 21093

RE: Item No.: 211  
Case No.: 96-205-A  
Petitioner: M. S. Krause  
K. L. Warnock

Dear Petitioner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-28-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 211 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

96-2054  
Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, 205, 209, (211) 213, and 214      5

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kelso

PK/JL

RECEIVED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209,  
210, 211, 213 AND 214. ¶

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



✓ 96-205

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Dec. 5, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 179 (Case #96-164XA), 205, 209,  
211, 212, 213, and 214

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw



**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: November 16, 1995

TO: Hearing Officer

FROM: John L. Lewis  
Planner II, PDM

SUBJECT: Item #211  
1314 Broadway Road

Applicant requested to file without photographs, advised that this is at their risk. Applicant stated photos will be provided to file by 11/22/95.

JLL:scj

11/22/95

96-205-A



RECEIVED

96-205-A



IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Broadway Road, 500' W of  
Meylston Road  
(1314 Broadway Road)  
8th Election District  
3rd Councilmanic District  
Mary S. Krause and Karol L.  
Warnock - Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-205-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1314 Broadway Road, located in the vicinity of Falls Road at Padonia Road in Lutherville. The Petition was filed by the owners of the property, Mary S. Krause and Karol L. Warnock. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 50 feet for a proposed two-story garage/master bedroom addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of December, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 50 feet for a proposed two-story garage/master bedroom addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 13, 1995

Ms. Mary S. Krause  
Ms. Karol L. Warnock  
1314 Broadway Road  
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
N/S Broadway Road, 500' W of Meylston Road  
(1314 Broadway Road)  
8th Election District - 3rd Councilmanic District  
Mary S. Krause and Karol L. Warnock - Petitioners  
Case No. 96-205-A

Dear Ms. Krause and Ms. Warnock:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 1314 Broadway Road, Lutherville, MD 21093  
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 To Permit a side yard setback of 12 Ft. (For a proposed Addition to an Existing Dwelling) in Lieu of the Required 50 Ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Name Address and phone number of representative to be contacted:

Name Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of December, 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

Date of Public Hearing: 12/13/95

Date of Decision: 12/13/95

Revised by: DATE: 12/13/95

Printed with Recycled Ink on Recycled Paper

ESTIMATED POSTING DATE: 12/13/95

Zoning Commissioner of Baltimore County

ITEM #:

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 1314 Broadway Road  
Lutherville, Maryland 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (provide facts and/or practical difficulty)  
SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Karol Lynn Warnock*  
Karol Lynn Warnock  
Signature  
Date of filing: 12/13/95

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13<sup>th</sup> day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

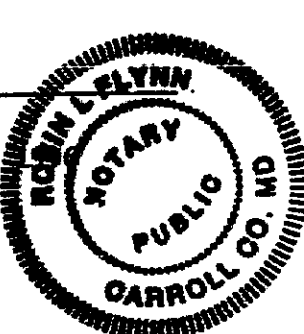
KAROL LYNN WARNOCK and MARY S. KRAUSE

Let Affiant(s) herein, personally known or satisfactorily identified to me as each Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

November 1, 1995

My Commission Expires: January 23, 1996



ZONING ATTACHMENT 96-205-A

1. This is only location that is available to make master bed addition in same location. AS THIS IS A BEDROOM ENLARGEMENT. AND GARAGE/REC. AREA TO ALLOW MORE LIVING SPACE.
2. This is mother's house, the daughter is moving in to help take care of great grandmother.
3. THE EXISTING SEPTIC AREA LIMITS EXPANSION IN THE REAR.

C.D.S.

ZONING DESCRIPTION 96-205-A

for  
1314 BROADWAY ROAD  
8th election district Baltimore County, MD.

Beginning at a point in the center-line side of Broadway Road at a distance of 500 feet westerly from the centerline of Meylston Road, thence binding on the deed lines as recorded among the land records of Baltimore County in liber 10558 folio 296

- 1) northerly 259 feet, more or less
- 2) easterly 13.17 feet, more or less
- 3) north 48 degrees 23 minutes 15 seconds west 214 feet, more or less
- 4) south 1 degree 30 minutes 00 seconds east 432.34 feet
- 5) north 85 degrees 01 minutes 00 seconds east 163.03 feet, more or less to the place of beginning, containing 1.2 acres or 52,272 sq. ft. of land, more or less.

The improvements thereon being known as no. 1314 Broadway Road and located in the 8th Election District and the 3rd Councilmanic District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 11/13/95  
Posted for: Variance  
Petitioner: Mary S. Krause & Karol L. Warnock  
Location of property: 1314 Broadway Rd.  
Location of Sign: 1314 Broadway Rd. on property being zoned.  
Remarks:  
Posted by: [Signature] Date of return: 12/13/95  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 11/14/95 ACCOUNT: R0016150  
96-205-A AMOUNT: \$ 65.00

RECEIVED FROM: SAUER  
FOR: 1314 BROADWAY RD. PER OWNERS KRAUSE, WARNOCK  
1516W

02A91MH36K1CHRC  
BA C010:14AM11-16-95 \$65.00

VALIDATION ON SIGNATURE OF CASHIER



Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 211

Petitioner: Mary Krause & Karol Warnock

Location: 1314 Broadway Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Karol Warnock

ADDRESS: 1314 Broadway Rd.

Lutherville, MD 21093

PHONE NUMBER: 252-1573

AL:ggg

(Revised 04/09/93)

November 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-205-A (Item 211)  
1314 Broadway Road  
W/S Broadway Road, 500' +/- of Myrtle Road  
2nd Election District - 3rd Councilmanic  
Legal Owner: Mary S. Krause & Karol L. Warnock

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Mary S. Krause & Karol L. Warnock

December 4, 1995

Mary S. Krause  
Karol L. Warnock  
1314 Broadway Road  
Lutherville, Maryland 21093

RE: Item No.: 211  
Case No.: 96-205-A  
Petitioner: M. S. Krause  
K. L. Warnock

Dear Petitioner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 211 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2259 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, 205, 209, 211, 213, and 214

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long  
Division Chief: Cheryl K. Kiser

PK/JL

ITEM202/PZONE/ZAC1

700 East Joppa Road Suite 201  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209, 210, 211, 213 AND 214.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 5, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for December 4, 1995  
Items 179 (Case #96-164XA), 205, 209,  
211, 212, 213, and 214

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: November 16, 1995

TO: Hearing Officer

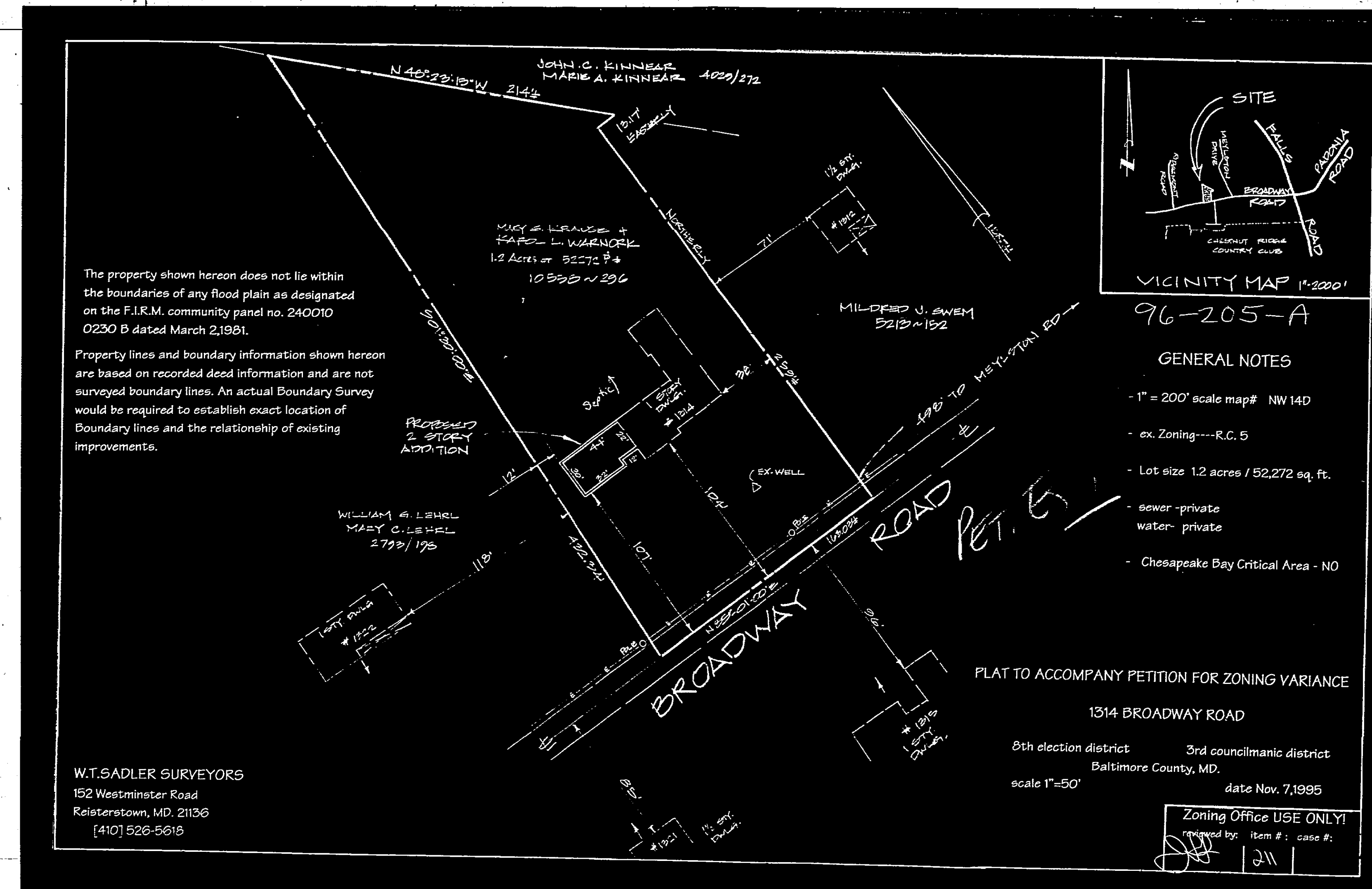
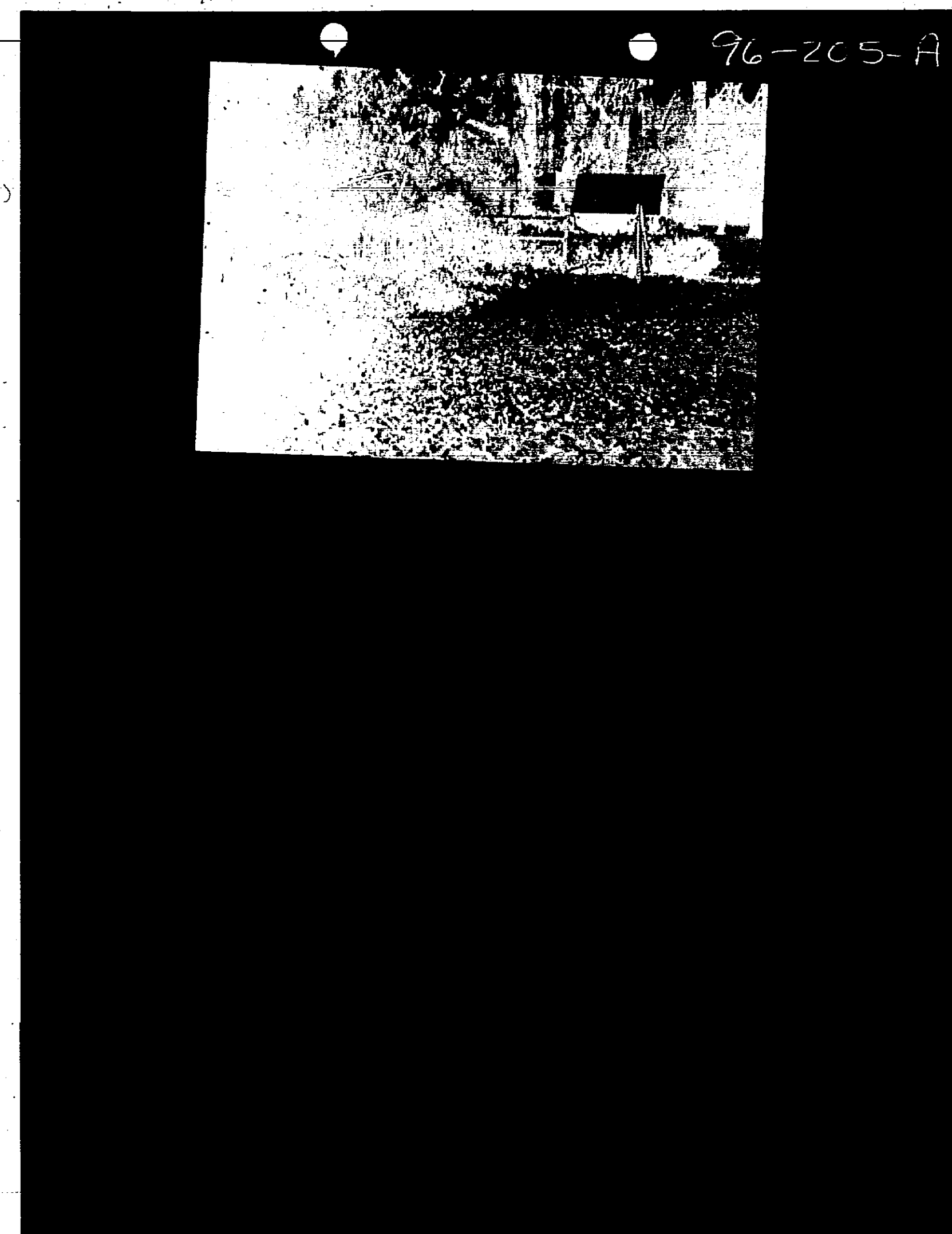
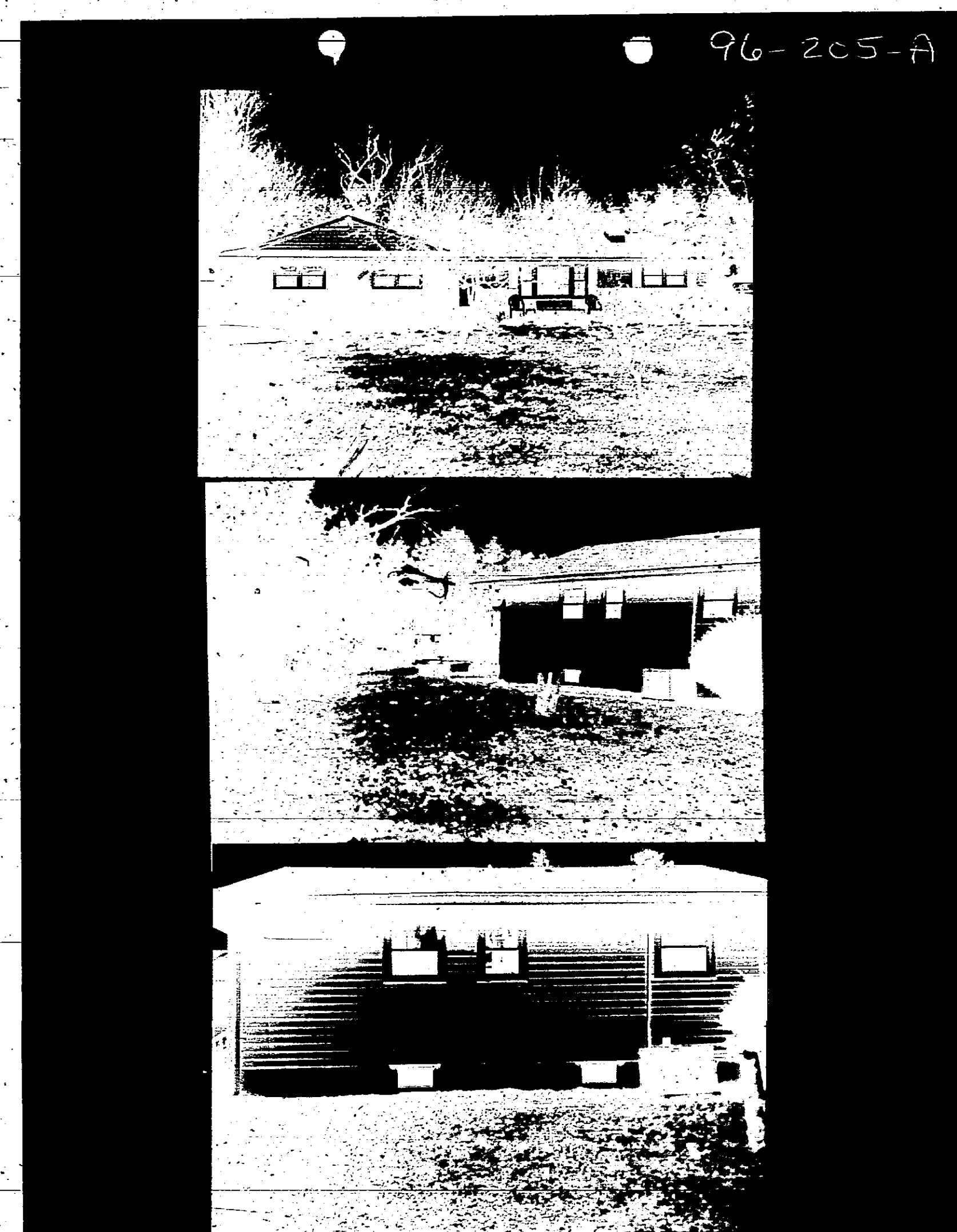
FROM: John L. Lewis  
Planner II, PDM

SUBJECT: Item #211  
1314 Broadway Road

Applicant requested to file without photographs, advised that this is at their risk. Applicant stated photos will be provided to file by 11/22/95.

JLL:scj







96-205-A

#211



S-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Ord. Nos. 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92

*William A. Howard*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION CHESTNUT RIDGE COUNTRY CLUB	SHEET N.W. 14-D
----------------------	---	-----------------------



96-205-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BALTIMORE	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	COUNTRY CLUB	14-D

PHOTOGRAPHED BY: ARI PHOTOGRAPHICS, INC.  
2000 E. BAYVIEW, W. M. 21088

MICROFILMED